

DocuSign Envelope ID: 43341AFC-3B2E-4F97-940F-3DFF9A0B84D1



Congratulations on your winning bid!

Next Steps

1. Sign this contract package in DocuSign *within two hours*
2. Submit your Earnest Money Deposit *without delay* using the wire instructions located on the following page
3. Once the wire transfer is complete, send confirmation of your wire transfer to CommercialContracts@Ten-X.com

IMPORTANT: It is the *seller's* responsibility to confirm wire instructions with the Escrow Company prior to sending a wire transfer.

If you have any questions, please refer to the contact information below for the parties involved in this transaction.

Escrow Company:
 De Bruin Law Firm
 Bryan De Bruin
 16 Wellington Avenue
 Greenville, SC 29608
 854-827-8220
bdebruin@debruinlawfirm.com

Event Item:	2022-Nov-24	Property ID:	1000018090
Property Name:	Multi-Fam/Hotel Dev Opp Harrisburg, PA		
Property Address:	228 Walnut St, Harrisburg, PA 17101		
Buyer:	Excel Development Group, a(n) New York Limited Liability Company		
	Michael Heletz		
Address:	116-55 Queens Blvd, Forest Hills, NY 11375		
Phone:	917-468-8388	Email:	Heletz@exceldevgroup.com
Buyer's Designated Rep:	None		
Phone:		Email:	
Buyer's Counsel Firm:			
Buyer's Counsel Name:	None		
Phone:		Email:	
Buyer's Brokerage Firm:	None		
Buyer's Broker of Record:	None		
Phone:		Email:	
Buyer's Agent (Main Contact):	None		
Phone:		Email:	
Listing Brokerage Firm:	Marcus & Millichap	Marcus & Millichap	
Listing Agent (Main Contact):	Craig Dunkle	Mike Vertanen	
Phone:	215-531-7048	215-531-7083	
Email:	craig.dunkle@marcusmillichap.com	mike.vertanen@marcusmillichap.com	

Please note that the Participation Terms remain in full force and effect.

EXHIBIT

0

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De Bruin Law Firm, LLC
16 Wellington Ave
Greenville, SC 29609

Phone: (864) 982-5930
Email: info@debruinlawfirm.com
Fax: (864) 670-5574

Real Estate Closing Wire Instructions

Beneficiary Institution:
Bank of Travelers Rest
42 Plaza Drive
Travelers Rest, South Carolina 29609

Beneficiary Account Name:
De Bruin Law Firm, LLC Escrow Account
IOLTA Account
16 Wellington Ave
Greenville, SC 29609

Account # 30307031
ABA/Routing # 053207371

PLEASE BE AWARE: Online banking fraud is on the rise. If you receive an email containing WIRE TRANSFER INSTRUCTIONS CALL OUR OFFICE IMMEDIATELY to verify the information prior to sending funds. Due to increased fraud, buyers, sellers, and lenders should confirm all wiring instructions by phone directly with our office before transferring funds. DO NOT wire funds based on information received via email unless the information has been verified by phone.

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PENNSYLVANIA AGENCY DISCLOSURE

By signing the agreement to which this page is attached, the parties acknowledge receipt of the agency disclosure located at <https://www.ten-x.com/company/pennsylvania/>

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DocuSign Envelope ID: 43341AFC-3B2E-4F67-940F-8DFF9A0G64D1

PENNSYLVANIA AGENCY DISCLOSURE

By signing the agreement to which this page is attached, the parties acknowledge receipt of the agency disclosure located at <https://www.ten-x.com/company/pennsylvania/>

(Remainder of Page Intentionally Blank)

DocuSign

Certificate Of Completion

Envelope Id: 43341AFC3B2E4F87940F8DFF8A0E84D1

Status: Sent

Subject: Online Contract Digital Signature 2022-Nov-14_1000016880 Multi-Fam/Hotel Dev | Harrisburg, PA (LY)

Source Envelope:

Document Pages: 15

Signatures: 0

Certificate Pages: 7

Initials: 0

AutoNav: Enabled

Envelope Stamping: Enabled

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:

Commercial Contracts

18295 Afton Parkway

Irvine, CA 92618

commercialcontracts@ten-x.com

IP Address: 34.223.80.16

Record Tracking

Status: Original

11/16/2022 8:41:12 AM

Holder: Commercial Contracts

commercialcontracts@ten-x.com

Location: DocuSign

Signer Events

Michael Heletz

Heletz@exceldevgroup.com

Security Level: Email, Account Authentication
(None), AuthenticationElectronic Record and Signature Disclosure:
Not Offered via DocuSign**Signature****Timestamp**

Sent: 11/16/2022 8:58:32 AM

Recent: 11/16/2022 10:53:33 AM

Sophie Longford

charlotte.hawkes@globaloceaninvest.com

Security Level: Email, Account Authentication
(None)Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Bryan De Bruin

bdebruin@debruinlawfirm.com

Security Level: Email, Account Authentication
(None)Electronic Record and Signature Disclosure:
Accepted: 9/30/2022 4:08:27 PM
ID: 43d73f84-e488-401e-a917-46804c5fd3b6**In Person Signer Events****Signature****Timestamp****Editor Delivery Events****Status****Timestamp****Agent Delivery Events****Status****Timestamp****Intermediary Delivery Events****Status****Timestamp****Certified Delivery Events****Status****Timestamp****Carbon Copy Events****Status****Timestamp**

Cameron Maxey

cmaxey@ten-x.com

Security Level: Email, Account Authentication
(None)Electronic Record and Signature Disclosure:
Not Offered via DocuSign**COPIED**

Sent: 11/16/2022 8:58:31 AM

Carbon Copy Events

Kevin Krause

kkrause@ten-x.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Status

COPIED

Timestamp

Sent: 11/16/2022 8:59:31 AM

Viewed: 11/16/2022 9:18:21 AM

Douglas Scott-Meagher

dmeagher@ten-x.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

COPIED

Sent: 11/16/2022 8:59:32 AM

Jennifer Aubrey

jaubrey@ten-x.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

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Sent: 11/16/2022 8:59:32 AM

Viewed: 11/16/2022 1:49:16 PM

Cameron Maxey

cmaxey@ten-x.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Kevin Krause

kkrause@ten-x.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Douglas Scott-Meagher

dmeagher@ten-x.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Craig Dunkle

craig.dunkle@marcusmillichap.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Mher Vartanian

mher.vartanian@marcusmillichap.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Jenny Reyes

jreyes@debruinlawfirm.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Carbon Copy Events**Status****Timestamp**

Bryan De Brult

bdebrult@debrulnlawfirm.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Accepted: 8/30/2022 4:06:27 PM

ID: 43d73f84-e488-401e-a917-48904c5fd3b8

Laura Yeels

lyeels@ten-x.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Justin Etzin

justin.etzin@globaloceaninvest.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Accepted: 8/23/2022 4:40:25 PM

ID: ec3f8bb8-a81f-4386-8cb8-74b8e9d80e89

Michael Heletz

Heletz@axcoaldevgroup.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Cameron Maxey

cmakay@ten-x.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Kevin Krause

kkrause@ten-x.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Jennifer Aubrey

jaubrey@ten-x.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

null null

FinanceRevenueInvolving@ten-x.com

Security Level: Email, Account Authentication
(None)

Electronic Record and Signature Disclosure:

Not Offered via DocuSign

Witness Events**Signature****Timestamp****Notary Events****Signature****Timestamp**

Envelope Summary Events

Status

Timestamps

Envelope Sent

Hashed/Encrypted

11/16/2022 8:59:31 AM

Payment Events

Status

Timestamps

Electronic Record and Signature Disclosure

Electronic Record and Signature Disclosure created on: 8/16/2020 8:28:32 AM
Parties agreed to: Bryan De Bruin, Bryan De Bruin, Justin Etzin

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

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Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

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Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Ten-X:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: legal-notice@ten-x.com

To advise Ten-X of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at legal-notice@ten-x.com and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Ten-X

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to legal-notice@ten-x.com and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Ten-X

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to legal-notice@ten-x.com and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Ten-X as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Ten-X during the course of your relationship with Ten-X.